

172.0

0004

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

705,400 / 705,400

705,400 / 705,400

705,400 / 705,400

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 43 | | INVERNESS RD, ARLINGTON |

OWNERSHIP

Unit #: _____

Owner 1: LIANG XIANGDONG &

Owner 2: BAI LU

Owner 3: _____

Street 1: 43 INVERNESS ROAD

Street 2: _____

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____ Own Occ: Y

Postal: 02476 Type: _____

PREVIOUS OWNER

Owner 1: LIU YAN -

Owner 2: SUN YINGCHUAN -

Street 1: 43 INVERNESS ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 4,877 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1971, having primarily Vinyl Exterior and 1960 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 4877 | | Sq. Ft. | Site | | 0 | 70. | 1.16 | 6 | | | | | | | | | 396,419 | | | | | | 396,400 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101 | 4877.000 | 309,000 | | 396,400 | 705,400 | | 113996 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 10/12/18 |

PREVIOUS ASSESSMENT

Parcel ID 172.0-0004-0010.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 101 | FV | 309,000 | 0 | 4,877. | 396,400 | 705,400 | 705,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 251,500 | 0 | 4,877. | 390,800 | 642,300 | 642,300 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 251,500 | 0 | 4,877. | 300,100 | 551,600 | 551,600 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 251,500 | 0 | 4,877. | 283,200 | 534,700 | 534,700 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 251,500 | 0 | 4,877. | 260,500 | 512,000 | 512,000 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 246,400 | 0 | 4,877. | 243,500 | 489,900 | 489,900 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 246,400 | 0 | 4,877. | 224,300 | 470,700 | 470,700 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 246,400 | 0 | 4,877. | 224,300 | 470,700 | 470,700 | | 12/13/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|------------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| LIU YAN, | 1496-57 | | 9/2/2016 | | 633,500 | No | No | | |
| POMIANEK MICHAEL | 1354-69 | | 5/29/2008 | | 467,485 | No | No | | |
| | 1194-14 | | 9/18/1998 | | 260,000 | No | No | Y | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------------|--------|----------|--------|-----|------------|----------|------------|---------|
| 12/18/2018 | 1899 | Insulate | 2,333 | C | | | | |
| 4/21/2011 | 311 | Re-Roof | 3,700 | | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|---------|
| 10/12/2018 | MEAS&NOTICE | HS | Hanne S |
| 3/21/2009 | Meas/Inspect | 336 | PATRIOT |
| 12/15/2008 | Measured | 197 | PATRIOT |
| 12/9/1999 | Meas/Inspect | 256 | PATRIOT |
| 7/19/1993 | | AJS | |

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

**USER DEFINED**

| | |
|----------------|----------|
| Prior Id # 1: | 113996 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Date | Time |
| 12/11/20 | 03:17:42 |
| PRINT | |
| LAST REV | |
| CivilDistrict: | |
| Ratio: | |

| | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|--------------|--------|-----|------------------------------------|-----------------|-----------------|-------------------------|---------------------|--------------|--------|------------|----------------------|------|-------|------------|--------------|--------------|--|---|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | |
| Type: 05 - Garrison | | | | Full Bath: 1 | Rating: Average | | | PDAS. | | | | | | | | | | | | |
| Sty Ht: 2 - 2 Story | | | | A Bath: | Rating: | | | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | | | | |
| Foundation: 1 - Concrete | | | | A 3QBth: | Rating: | | | | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | 1/2 Bath: 1 | Rating: Average | | | | | | | | | | | | | | | |
| Prime Wall: 4 - Vinyl | | | | A HBth: | Rating: | | | | | | | | | | | | | | | |
| Sec Wall: % | | | | OthrFix: | Rating: | | | | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | | | | OTHER FEATURES | | | | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | Kits: 1 | Rating: Good | | | | | | | | | | | | | | | |
| Color: WHITE | | | | A Kits: | Rating: | | | | | | | | | | | | | | | |
| View / Desir: | | | | Frl: | 2 | Rating: Average | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | | | | | | | | | | | | | |
| Grade: C - Average | | | | CONDOS INFORMATION | | | | | | | | | | | | | | | | |
| Year Blt: 1971 | Eff Yr Blt: | | | Location: | | | | | | | | | | | | | | | | |
| Alt LUC: | | Alt %: | | Total Units: | | | | | | | | | | | | | | | | |
| Jurisdict: G12 | | Fact: | . | Floor: | | | | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: AG - Avg-Good | 24. | % | Exterior: | No Unit | RMS | BRS | FL | | | | | | | | | |
| Prim Int Wall: 2 - Plaster | | | | Functional: | | % | Interior: | 1 | 7 | 4 | M | | | | | | | | | |
| Sec Int Wall: % | | | | Economic: | | % | Additions: | | | | | | | | | | | | | |
| Partition: T - Typical | | | | Special: | | % | Kitchen: | | | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | Override: | | % | Baths: | | | | | | | | | | | | | |
| Sec Floors: % | | | | Total: | 24.9 | % | Plumbing: | | | | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | | CALC SUMMARY | | | | Electric: | | | | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: 135.00 | | | Heating: | | | | | | | | | | | | | |
| Bsmnt Gar: | | | | Size Adj.: 1.35000002 | | | General: | 1 | 7 | 4 | | | | | | | | | | |
| Electric: 3 - Typical | | | | Const Adj.: 0.99989998 | | | COMPARABLE SALES | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | Adj \$ / SQ: 182.232 | | | Rate | Parcel ID | Typ | Date | Sale Price | | | | | | | | | |
| Int vs Ext: S | | | | Other Features: 86000 | | | | | | | | | | | | | | | | |
| Heat Fuel: 2 - Gas | | | | Grade Factor: 1.00 | | | | | | | | | | | | | | | | |
| Heat Type: 3 - Forced H/W | | | | NBHD Inf: 1.00000000 | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | NBHD Mod: | | | | | | | | | | | | | | | | |
| % Heated: 100 | % AC: | | | LUC Factor: 1.00 | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: | NO | | Adj Total: 411433 | | | | | | | | | | | | | | | | |
| % Com Wall | % Sprinkled: | | | Depreciation: 102447 | | | | Juris. Factor: 1.00 | Before Depr: | 182.23 | | | | | | | | | | |
| | | | | Depreciated Total: 308986 | | | | Special Features: 0 | Val/Su Net: | 139.95 | | | | | | | | | | |
| | | | | | | | | Final Total: 309000 | Val/Su SzAd | 210.20 | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | | Serial #: | | Year: | | Color: | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 172.0-0004-0010.0 | | | | | | | | | | | | IMAGE | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | AssessPro Patriot Properties, Inc. | |
| 1 | Metal Shed | D | Y | 1 | 7X10 | A | AV | 1990 | 0.00 | T | 23.2 | 101 | | | | | | |  | |
| | | | | Total Yard Items: | | | | | | | | | | | | | | | | |
| | | | | Total Special Features: | | | | | | | | | | | | | | | | |
| | | | | Total: | | | | | | | | | | | | | | | | |